

Kent F. Larsen, Esq.  
Nevada Bar No. 3463  
Christopher L. Benner, Esq.  
Nevada Bar No. 8963  
**SMITH LARSEN & WIXOM**  
1935 Village Center Circle  
Las Vegas, Nevada 89134  
Telephone: (702) 252-5002  
Facsimile: (702) 252-5006  
Email: kfl@slwlaw.com  
Email: clb@slwlaw.com  
*Attorneys for Plaintiff*  
*Deutsche Bank National Trust*  
*Company as Trustee for WaMu*  
*Mortgage Pass-Through Certificates*  
*Series 2005-AR2*

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE FOR WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2005-AR2,

Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
HERITAGE ESTATES HOMEOWNERS  
ASSOCIATION; PABLO MARIANO, an  
individual, TEOFISTA MARIANO, an  
individual, ROMEO GALEOS, individually  
and as trustee of the Romeo Galeos and  
Blandina Galeos Revocable Trust dated June  
30, 2004, and BLANDINA GALEOS,  
individually and as trustee of the Romeo  
Galeos and Blandina Galeos Revocable Trust  
dated June 30, 2004

Defendants.

Case No.: 2:17-cv-01997-APG-VCF

**STIPULATION AND ORDER OF  
DISMISSAL AS TO DEFENDANT  
HERITAGE ESTATES  
HOMEOWNERS ASSOCIATION**

///

///

Pursuant to Fed. R. Civ. P. 41(a), Plaintiff Deutsche Bank National Trust Company as Trustee for WaMu Mortgage Pass-Through Certificates Series 2005-AR2 (“Deutsche Bank”), and Heritage Estates Homeowners Association’s (together with Plaintiff, the “Parties”), by and through their respective counsel of record, hereby stipulate and agree as follows:

1. On July 21, 2017, Deutsche Bank filed its Complaint in this action, naming Heritage Estates Homeowners Association as a potentially necessary party.

2. Deutsche Bank now agrees to voluntarily dismiss Heritage Estates Homeowners Association with prejudice.

3. Heritage Estates Homeowners Association does not take a position regarding whether the subject foreclosure sale extinguished Deutsche Bank’s interest in the deed of trust in this matter.

4. Heritage Estates Homeowners Association does not have a current interest in the real property located at 6156 Stone Hollow Avenue, Las Vegas, Nevada 89156.

5. As between Heritage Estates Homeowners Association and Deutsche Bank, title to the subject property is quieted in favor of Deutsche Bank.

///

///

///

///

///

///

///

///

///

///

///

///

6. Heritage Estates Homeowners Association and Deutsche Bank shall each bear its own attorneys' fees and costs incurred in this matter.

Dated this 3rd day of May, 2018.

Dated this 3rd day of May, 2018.

SMITH LARSEN & WIXOM

GORDON & REES SCULLY  
MANSUKHANI

/s/ Christopher L. Benner

/s/ Wing Yan Wong

Kent F. Larsen, Esq.

Wing Yan Wong, Esq.

Nevada Bar No. 3463

Nevada Bar No. 13622

Christopher L. Benner, Esq.

300 South Fourth Street, Suite 1550

Nevada Bar No. 8963

Las Vegas, NV 89101

1935 Village Center Circle

Attorneys for Defendant

Las Vegas, Nevada 89134

Heritage Estates Homeowners Association

Attorneys for Plaintiff

Deutsche Bank National Trust Company as

Trustee for WaMu Mortgage Pass-Through

Certificates Series 2005-AR2

**IT IS SO ORDERED:**



UNITED STATES DISTRICT COURT JUDGE

Dated: May 4, 2018.